



2  1  1 

**Freehold : Council Tax Band B  
EPC Rating E**

**Golberdon**

**BELVOIR!**

**Guide price £225,000**



## Key Features

- > Two Double Bedrooms
- > End Of Terrace Cottage
- > Highly Popular Village Location
- > Garage & Driveway
- > Period Features

\*\*\* NO ONWARD CHAIN!! \*\*\*

A gorgeous, two double bedroom end of terrace cottage in a highly popular Cornish village location!

A superb first time buy or investment opportunity, this lovely property also benefits from a driveway and garage!

Features include, entrance porch, a generous lounge/diner with exposed stonework and beautiful period attributes like visible wooden beams and a bread over, fitted kitchen/breakfast room overlooking the garden, downstairs bathroom, master bedroom with built-in wardrobes, a second double bedroom, a lovely, level rear garden with pleasant views over the adjoining field, gated access to the front garden & more!



This lovely cottage offers something truly unique in the current marketplace and needs to be seen to be fully appreciated!

The property is located in the village of Golberdon in South East Cornwall, which has a Parish Hall for the active community, children's playground and community allotments.

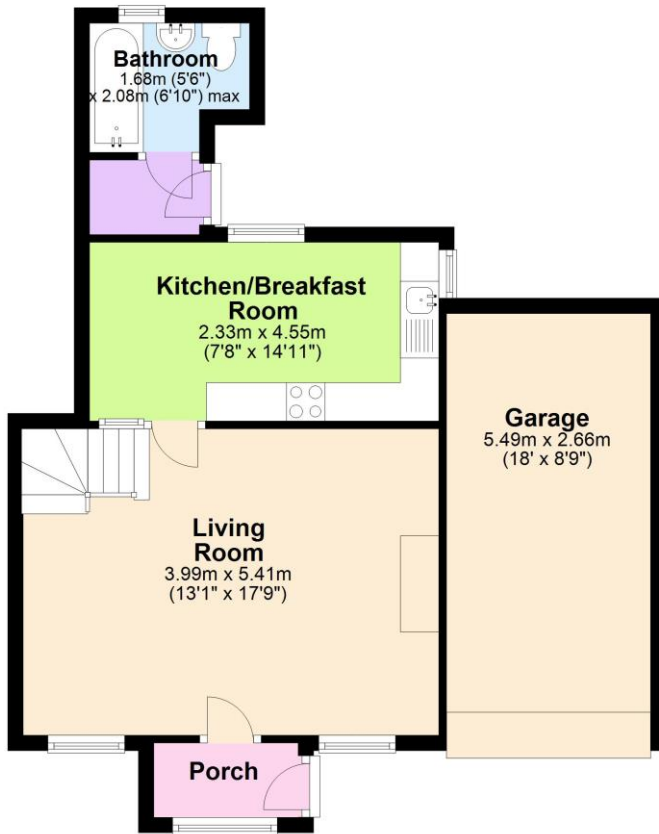
Day to day amenities can be found 2.5 miles away in the neighbouring village of Pensilva, or 3 miles away in the town of Callington. The towns of Liskeard (7 miles), Launceston and Tavistock (11 miles) are also within reach.

Golberdon is situated between two Areas of Outstanding Natural Beauty, Bodmin Moor and the Tamar Valley.

A variety of leisure facilities can be found locally, including walking, riding and fishing.

## Ground Floor

Approx. 54.5 sq. metres (587.2 sq. feet)



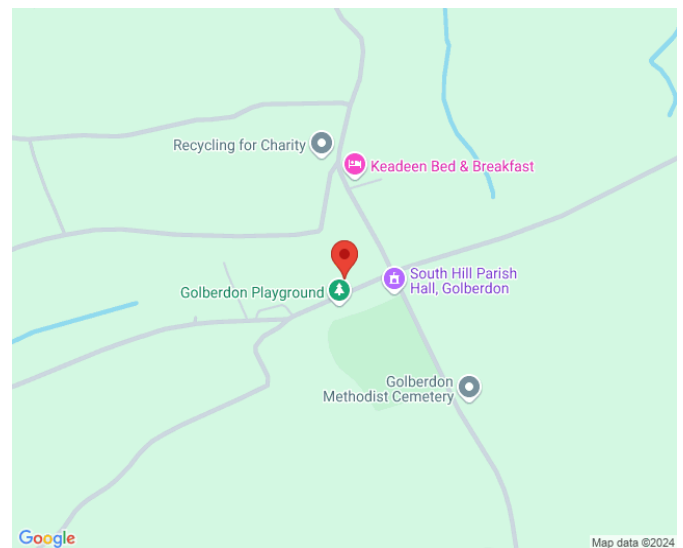
## First Floor

Approx. 20.6 sq. metres (222.2 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

# BELVOIR!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440